



**FLAT 1 45-47 KING STREET**  
**RAMSGATE**

**£525 PCM**

- Close to the town and seafront
- Open plan lounge kitchen

- One double bedroom
- Sorry - NO PETS

## ABOUT

LIVE STREAM MONDAY 22ND MARCH AT 10.00AM.  
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Miles and Barr Lettings are delighted to offer to the market this one bedroom unfurnished flat situated with a short walking distance of Ramsgate town benefiting from gas central heating and entry phone system. This property comprises of lounge, with modern open plan kitchen with integrated oven/hob and space for further appliances, double bedroom, bathroom with three piece bathroom suite. Sorry - no pets. Available now!

## LOCATION

Ramsgate is situated on the southerly aspect of the Isle of Thanet and benefits the country's only Royal Harbour, its status being granted by King George 1V in 1821. The distinctive and beautiful harbour has a vibrant yachting community alongside some commercial activity and was where the Little Ships evacuation of Dunkirk set out from in 1940. The town is enjoying something of a Renaissance with its large amount of Grade II Listed property, many set within elegant Regency squares, or overlooking the sea, others with links to or influenced by the architect Augustus Pugin. In recent years the Royal Harbour has seen many restaurants, cafes and bars emerge alongside quirky independent retail outlets, some utilising the arches on the quayside beneath Royal Parade. The town is steeped in history with associations to many well known figures including Queen Victoria, Karl Marx and Vincent Van Gogh as well as having a fascinating network of tunnels beneath the main centre. The fortunes of the town have been hugely assisted by the recent addition of a high speed rail link to London St Pancras making a commute for many a viable option.

## DESCRIPTION

Kitchen 16'4" x 15'5" (5.00 x 4.7)

Bedroom 7'10" x 15'5" (2.4 x 4.7)

Bathroom 5'2" x 7'2" (1.6 x 2.2)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	65	74
EU Directive 2002/91/EC		

